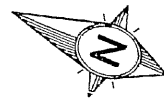


COUNTYLINE PLAZA
UNPLATTED

LIGHTHOUSE COVE APARTMENTS

LYING IN SECTION 30, TOWNSHIP 40 SOUTH,
RANGE 43 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 3
APRIL 1999

23



GRAPHIC SCALE IN FEET
1" = 50'

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- 4x4 PERMANENT REFERENCE MONUMENT
(P. R. M. 1) L.S. # 2439
- R RADIUS OF CURVE
- Δ CENTRAL ANGLE OF CURVE
- A ARC LENGTH OF CURVE
- CHB CHORD BEARING OF CURVE
- CHD CHORD DISTANCE OF CURVE

STERLING HOUSE OF TEQUESTA
(PB 02, PAGES 102-104)

ALS-PLAT OF VILLAGE OF TEQUESTA
(PB 02, PAGES 102-104)

VILLAGE BOULEVARD
UNPLATTED

R=675.00'
Δ=15°22'20"
A=181.10'
CHB=N74°59'19"E
CHD=180.56'

ST. JUDE'S CATHOLIC CHURCH
(UNPLATTED)

ST. JUDE'S CATHOLIC CHURCH
(UNPLATTED)

TEQUESTA OAKS
(PB 79, PAGES 93-97)

POST OFFICE
(UNPLATTED)

POST OFFICE
(UNPLATTED)

LIBRARY
(UNPLATTED)

SURVEYOR'S NOTES:

- 1) BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.
- 2) NO BUILDINGS OF ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS, LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF THE VILLAGE OF TEQUESTA AND ALL UTILITIES OCCUPYING SAME.
- 3) BEARINGS SHOWN HEREON ARE BASED UPON THE EAST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, BEING SOUTH 22°41'51" EAST.
- 4) ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 5) THE VILLAGE OF TEQUESTA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF THE SYSTEM, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, AND WITH SAID DRAINAGE SYSTEM.
- 6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 7) SEE SHEET 3 OF 3 FOR DEDICATED EASEMENTS.
- 8) SEE 2 OF 4 FOR INGRESS & EGRESS TRACT "A", STORM WATER MANAGEMENT TRACTS "B" THROUGH "E", DRAINAGE EASEMENTS AND RIGHT-OF-WAY DEDICATION TRACT "F".

CURVE TABLE

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	627.50'	0°41'33"	10.00'	5.00'	10.00' S70°37'05" OW
C2	627.50'	0°47'27"	11.42'	5.71'	11.42' S24°00'00" OW
C3	40.00'	37°44'53"	26.35'	13.57'	25.86' N57°59'13" SW
C4	274.64'	12°55'29"	62.03'	31.15'	61.90' N41°10'30" SE
C5	7.00'	71°25'23"	6.73'	3.37'	N49°27'11" OW
C6	56.63'	14°11'59"	23.95'	12.04'	23.95' S02°41'44" SE
C7	111.47'	12°55'29"	30.30'	15.24'	30.21' N03°22'58" SW
C8	15.00'	148°31'56"	30.89'	15.24'	30.89' S15°42'59" SE
C9	59.17'	33°33'03"	35.61'	17.27'	33.16' N31°12'00" SW
C10	8.00'	78°34'53"	16.96'	8.30'	16.86' N36°35'45" SW
C11	8.00'	70°41'36"	15.87'	7.94'	15.87' N19°12'55" SE
C12	44.94'	22°01'51"	18.82'	9.25'	18.82' N57°05'23" SW
C13	55.17'	32°01'29"	30.84'	15.89'	30.44' S31°27'47" SE
C14	15.00'	180°18'08"	47.20'	23.60'	30.00' S15°35'25" SE
C15	107.47'	15°05'14"	28.93'	14.25'	28.25' S03°08'52" SE
C16	100.63'	14°35'44"	25.06'	12.51'	25.01' S02°44'06" SE
C17	7.00'	70°41'36"	13.70'	6.85'	13.70' N70°15'17" SE
C18	274.64'	12°55'29"	20.28'	10.15'	20.28' N69°15'00" SE
C19	105.64'	19°45'40"	101.56'	51.78'	101.75' N68°20'25" SE
C20	206.64'	12°40'19"	225.27'	12.54'	101.75' N57°18'09" SE
C21	326.64'	12°40'19"	65.51'	32.84'	25.27' N69°44'36" SE
C22	321.64'	12°40'19"	32.84'	16.13'	55.47' N50°43'01" SE
C23	321.64'	12°40'19"	60.82'	30.59'	32.84' N76°15'01" SE
C24	321.64'	12°40'19"	103.19'	52.04'	60.73' N80°15'58" SE
C25	55.17'	2°58'08"	3.05'	1.52'	N76°15'01" SE
C26	55.17'	2°58'08"	3.05'	1.52'	S46°00'00" SE
C27	55.17'	2°58'08"	3.05'	1.52'	S46°25'40" SE
C28	6.00'	78°34'53"	12.02'	6.01'	12.02' N38°02'32" SE
C29	6.00'	78°34'53"	12.02'	6.01'	12.02' N38°02'32" SE
C30	6.00'	61°02'09"	6.48'	3.24'	6.48' N63°12'55" SW
C31	133.88'	18°05'26"	22.27'	11.14'	42.00' S13°39'09" SE
C32	133.88'	18°05'26"	22.27'	11.14'	12.76' N77°10'36" SE
C33	133.88'	18°05'26"	22.27'	11.14'	6.44' S05°59'07" SE
C34	2.50'	90°00'00"	9.93'	2.50'	3.54' S09°00'00" SE
C35	2.50'	90°00'00"	9.93'	2.50'	3.54' S09°00'00" SE
C36	15.00'	115°58'44"	30.35'	15.18'	25.43' N61°33'43" SE
C37	45.00'	115°58'44"	90.35'	45.57'	15.18' N77°10'36" SE
C38	15.00'	82°59'55"	21.64'	10.82'	19.61' N70°08'02" SW
C39	45.00'	12°12'02"	1.77'	0.89'	1.77' N89°21'53" SW
C40	5.00'	180°30'21"	1.77'	0.89'	1.77' N89°21'53" SW
C41	48.97'	31°49'34"	27.76'	14.25'	27.40' N45°07'29" SE
C42	15.00'	60°05'20"	17.30'	8.75'	18.30' N45°07'29" SE
C43	112.61'	10°05'02"	5.11'	2.56'	5.11' N77°10'36" SE
C44	48.97'	0°04'20"	0.30'	0.15'	0.30' N76°08'02" SW
C45	48.97'	0°04'20"	0.30'	0.15'	0.30' N76°08'02" SW
C46	38.00'	43°58'20"	27.80'	14.82'	11.72' N84°04'50" SW
C47	18.00'	43°58'20"	14.82'	7.41'	28.90' N84°04'50" SW
C48	18.00'	43°58'20"	14.82'	7.41'	28.90' N84°04'50" SW
C49	18.00'	38°48'48"	11.12'	5.56'	14.60' S88°00'17" SW
C50	18.00'	38°48'48"	11.12'	5.56'	14.60' S88°00'17" SW

LINE TABLE

LINE #	BEARING	LENGTH
L1	N65°00'00"E	15.50'
L2	N24°00'00"W	2.50'
L3	N04°00'00"W	2.50'
L4	N66°00'00"W	15.50'
L5	N24°00'00"W	14.55'
L6	N03°20'00"E	5.90'
L7	N02°20'00"E	4.53'
L8	N24°00'00"W	19.53'
L9	N66°00'00"W	20.00'
L10	N24°00'00"W	20.00'
L11	N66°00'00"W	20.00'
L12	N24°00'00"W	20.00'
L13	N57°04'23"E	4.00'
L14	N57°04'23"E	4.00'
L15	N11°44'34"E	29.24'
L16	N11°44'34"E	25.83'
L17	N22°18'13"E	3.07'
L18	N57°18'09"E	6.17'
L19	N57°18'09"E	29.72'
L20	N76°15'01"E	21.08'
L21	N76°15'01"E	18.20'

THIS INSTRUMENT WAS PREPARED BY DAN W. OATLEY, P.S.M., OATLEY AND ASSOCIATES, INC., 112 N. U.S. HWY. ONE, TEQUESTA, FLORIDA 33400

NORTHWEST CORNER OF SECTION 30, TWP 40S, RNG 43E

SOUTHWEST CORNER OF SECTION 30, TWP 40S, RNG 43E

DAILEY AND ASSOCIATES, INC.
SURVEYING & MAPPING
112 N. U.S. HIGHWAY NO. 1
TEQUESTA, FLORIDA 33400
PHONE: (904) 746-5484